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|  | Schedule of Works to be read in conjunction with Wilby & Burnett drawings 3193/Site Plan and PD1 to PD10 inclusive. |  |  |  |  |
|  | Price each item separately. A full priced copy of the specification must be submitted prior to the tender return date. The Contractor’s price is to include for the supply, delivery and installation of all materials specified unless where otherwise stated.  Manufacturers and suppliers instructions and recommendations are to be adhered to at all times. The Contractor is expected to liaise with manufacturers and/or suppliers, if required, in order that the works are carried out satisfactorily. |  |  |  |  |
|  | Prior to commencement undertake a photographic survey of ALL internal and external areas associated with and adjacent to the area of work. This should particularly include internal ceilings beneath roof areas to be replaced. Provide CA with copies of the photos. Upon completion make good all damage to the satisfaction of the CA and bear all costs arising. |  |  |  |  |
|  | The contractor’s compound is to be fully secured by 2.0m high unclimbable hoarding. All external areas of works to be secured and surrounded by hoarding. Exact locations and size of compound/work area to be agreed with the CA at the pre-start meeting; however, please refer to Wilby & Burnett drawing 3193/PD10 for proposal. Contractor shall be responsible for supplying suitable warning fire exit signage to areas of work to ensure others on site are aware works are underway.  Allow here to provide 1No pedestrian and 1No vehicular lockable gate access through hoarding to areas of works as indicated.  Allow to paint all hoarding on exposed faces and gates.  Provide welfare and storage as required under CDM Regulations and Codes of Good Practice as a minimum requirement. This must include:   * Toilet facilities * Welfare/office unit * Adequate storage containers   Allow for the hire and regular clean of a Portaloo type toilet for the duration of the works. Portaloo to be sited within the main compound area but not visible from public areas etc. Provide screening as necessary. |  |  |  |  |
|  | Allow for designated site operative/banksman to take deliveries and responsibility for maintaining traffic management including temporary traffic lights etc throughout the duration of the works. |  |  |  |  |
|  | Allow for obtaining pavement licences from the appropriate Local Authority for the duration of the works and pay all fees and disbursements/deposits required. |  |  |  |  |

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|  | Include for providing skips as necessary for duration of the works. Ensure that these are emptied regularly and not over filled. ALL skips to be sited on plywood boards to prevent damage to the tarmac or pavement surfaces. Any damage to the existing surfaces must be repaired/made good. |  |  |  |  |
|  | Include here for any temporary protection to walls, ceilings and floor surfaces/footpaths etc including protection to internal routes required to complete the works.  Allow here for providing Cordex protection to **all** internal access routes.  At the end of project the contractor is to make good all resulting damage to external areas local and adjacent to the works to the satisfaction of the CA. |  |  |  |  |
|  | Prior to commencement of any work ensure that all items to be reused/retained are fully protected or carefully removed from the area of work and set aside to fully protect against the ingress of paint, dust and rubble. All removed items to be offered to the client for reuse and remove from site those not required. |  |  |  |  |
|  | The main contractor is to ensure that he conducts himself and his subcontractors in a manner which shows respect for (and compliance with) The Federation of Master Builders’ Code of Practice. |  |  |  |  |
|  | The Contractor is to allow for obtaining sample swatches/cards/books etc of the various finishes proposed. These samples must be obtained in time for the Pre-start Meeting in order that the client can choose in time for orders to be placed. |  |  |  |  |
|  | Contractor is to allow for investigating and isolating all existing services currently feeding the areas of work prior to commencement. Contractor must ensure that there is no possibility that the power can be accidentally switched back on during the work. |  |  |  |  |
|  | The works will require the temporary removal, decommissioning etc of various items. The contractor must allow for removal and reinstallation/recommissioning and all associated costs.  The works may need to be carried out by the client’s existing service providers, details of which can be obtained direct from the client. |  |  |  |  |
|  | Upon completion of all internal works employ specialist company to thoroughly clean the areas of work to the satisfaction of the CA. |  |  |  |  |
|  | The Contractor is to allow a reasonable period of time in the construction programme, before the completion date, for the CA to snag the works and for the rectification of any snags to be carried out by the completion date. |  |  |  |  |
|  | Practical Completion will not be certified until the Building Manual (including the Health and Safety File) has been completed and issued. The Contractor is advised to begin compiling the Manual at an early stage of the project and add information on installations, systems or project-specific design deviations necessary to maintain the part(s) of the building safely and conveniently. Any divergence from this is entirely at the discretion of the CA. |  |  |  |  |

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|  | Carefully unclip and take down all cables, aerials, lightning conductors etc affecting the works and temporarily reposition and protect throughout the course of the works. Remove all redundant cables, aerials etc. |  |  |  |  |
|  | Throughout the works the contractor should ensure the roof remains watertight at all times. As noted in section 3.01 install temporary roof over entire building. |  |  |  |  |
|  | Erect scaffolding to BS EN 12811-1 2003. IAC scaffolding fans and double boarded and sheeted first lift and fully netted front elevation. Designed to allow footpath to remain open during the works. |  |  |  |  |
|  | Allow here for all local authority fees for period of the contract.  (NOTE: Authority charge per week for scaffolding permit.) |  |  |  |  |
|  | Remove existing slates roofs (one at a time). Allow to remove existing ridge and verge tiles complete. De-rail existing close boarding ready for new works. |  |  |  |  |
|  | Inspect all existing stonework and chimneys report to CA. |  |  |  |  |
|  | Allow the Provisional Sum of £850.00 for unforeseen repair works to existing close boarding, chimneys and stonework as required. |  |  | 850 | 00 |
|  | Uplift existing valley lead gutter complete, |  |  |  |  |
|  | ensure Jet existing down pipe to ensure it is clear to main sewer. |  |  |  |  |
|  | Lay and fix 60mm Celotex 0.22 insulation between rafters, ensure no gaps or voids neatly cut around existing structure. fix 100mm Celotex 0.22 PIR with bonded plasterboard under rafters. |  |  |  |  |
|  | Fix through close boarding into rafters new 25 x 50mm blue treated timber counter batten to follow rafter lines. |  |  |  |  |
|  | Fix new Dupont Tyvek Supro breathable membrane allowing 10mm nominal drape and installed in accordance to BS8000-6 300mm laps covered with battens. |  |  |  |  |
|  | Fix new blue treated timber battens 25x50mm. |  |  |  |  |
|  | Form new extended square edge 20x150 SW timber valley to achieve 400mm vertical upstand. Allow to raise the entire valet to increase the overall with of the gutter by 200mm at the lower side to aid waterproof detailing around the outlet. |  |  |  |  |
|  | Supply and lay new Welsh Slate size to match existing to all pitched roof areas. All slates double nailed with Aluminium slate nails. |  |  |  |  |
|  | Lay new Langley water proofing or similar to approval fibre glass flat roofing system in valley complete with new refurbishment outlets and leaf-grill. Fibre glass to finish at a vertical height of 400mm above outlet height. Install new sealed refurbishment outlet |  |  |  |  |
|  | Lay new ridge tiles complete set-in and pointed in cement mortar. |  |  |  |  |
|  | Install new GRP continuous dry soakers to form hidden gutter details to match existing. |  |  |  |  |

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|  | Install new lead roofing code 4 soakers Parapet flashings stepped flashings chimney flashing all as required to replace all leadwork on the roof. To complete waterproofing detailing, all detailing to match existing or best code of practice. |  |  |  |  |
|  | Allow to form new timber section behind chimneys 5no to increase existing fall to as steep as possible to avoid build-up of debris behind the chimneys.  All leadworks completed to BS EN 12588 and Lead Sheet Association recommendations |  |  |  |  |
|  | Install new man safe wire, to run from town hall full width of the building to provide safe access up and over the parapet and along the flat roof section to provide vertical and horizontal safety lines.  New Mansafe to be securely fixed to existing building timber structure.  Mansafe system to be installed and tested to BS7883:2019 Installation and test certification to be provided upon completion. |  |  |  |  |
|  | Upon completion install new Pigeon netting to rear of balustrade and over front roof, securely fixed to existing building, Pigeon netting to be complete with Zipped access for roof maintenance. Install pigeon spikes to rear of parapet wall. |  |  |  |  |

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|  | Supply and fit new Xtralight (or similar) double skinned roof light, with maximum U value of 2.2w/m²K, insulated with extended up-stands to allow future roof insulation of 150mm. |  |  |  |  |
|  | Contractor to remove existing roof light. Build up upstand by 150mm and fix new roof light including all new waterproofing details. |  |  |  |  |
|  | Provide torch on felt detailing to bond to existing roof light upstands and existing bitumen flat roof. |  |  |  |  |

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|  | Redecorate all windows to externals of entire building, including front rear of main building, side by fire escape and rear in Butcher row. |  |  |  |  |
|  | Allow to ease existing windows and doors to allow free operation. |  |  |  |  |
|  | Allow the Provisional Sum of £1,000.00 for additional works to existing windows, including repairs and replacement ironmongery. |  |  | 1,000 | 00 |
|  | The Contractor is to allow here to remove all debris from site during and upon completion of the works. all debris to be removed from site to the satisfaction of the CA.  NOTE: Gutters and fascias to rear. |  |  |  |  |
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